

YUKON HOUSING CORPORATION



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**VOTE 18
YUKON HOUSING CORPORATION**

**MINISTER
Hon. R. Pillai**

**CHAIRPERSON PRESIDENT
D. Bill J. Ferbey**

- To provide Yukoners with stable, affordable, quality housing that creates opportunity and builds community.
- To strengthen community wellbeing by improving housing stability, increasing affordable housing choice and promoting social connection.
- To improve the provider experience by leading a strong housing sector that enhances coordination of services and promoting a positive organizational culture.
- To build a sustainable future by maximizing efficiencies, seeking creative opportunities to address housing challenges and improving accountability.
- To improve the client experience by understanding client needs, improving service delivery and measuring change.

SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)	25,361	24,279	24,039	23,167
Capital (Vote 18-2)	57,627	53,672	53,672	32,652
Total Appropriations ⁽¹⁾	82,988	77,951	77,711	55,819

⁽¹⁾ This represents vote authority for Yukon Housing Corporation to incur expenditures and, per the *Housing Corporation Act*, for Government of Yukon to issue advances to Yukon Housing Corporation.

**VOTE 18
YUKON HOUSING CORPORATION**

FINANCIAL SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)				
Executive	1,326	1,524	1,524	1,489
Corporate Services	5,354	5,157	5,157	4,847
Operational Services	18,681	17,598	17,358	16,831
Total Operation and Maintenance (Vote 18-1)	25,361	24,279	24,039	23,167
Capital (Vote 18-2)				
Corporate Services	10,450	22,677	20,550	15,409
Operational Services	47,177	30,995	33,122	17,243
Total Capital (Vote 18-2)	57,627	53,672	53,672	32,652
Total Appropriations	82,988	77,951	77,711	55,819
Less: Revenues and Loans				
Taxes and General Revenues	(10,208)	(9,417)	(9,417)	(10,180)
Recoveries				
Operation and Maintenance	(2,330)	(2,834)	(2,834)	(3,597)
Capital	(19,149)	(17,219)	(16,719)	(9,199)
Loan Programs	(2,330)	(5,462)	(5,462)	(2,241)
Total Expenses	48,971	43,019	43,279	30,602
Summary of Expenses by Category				
Personnel	9,097	9,057	9,057	8,587
Other	20,841	23,031	22,191	22,971
Government Transfers	12,815	21,281	19,154	15,403
Tangible Capital Assets	40,235	24,582	27,309	8,858
Revenues and Loans	(34,017)	(34,932)	(34,432)	(25,217)
Total Expenses	48,971	43,019	43,279	30,602

**VOTE 18
YUKON HOUSING CORPORATION**

FINANCIAL SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Revenues				
Taxes and General Revenues	10,208	9,417	9,417	10,180
Third-Party Recoveries				
Operation and Maintenance	80	80	80	308
Capital	0	0	0	718
Subtotal Third-Party	80	80	80	1,026
Recoveries from Canada				
Operation and Maintenance	2,250	2,754	2,754	3,289
Capital	19,149	17,219	16,719	8,481
Subtotal from Canada	21,399	19,973	19,473	11,770
Total Revenues	31,687	29,470	28,970	22,976

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YUKON HOUSING CORPORATION

EXECUTIVE

- To provide leadership through the President's Office in the delivery of overall operations, budgets and program developments for the Corporation.
- To support and assist the Minister, the Board of Directors and its Committees in the design and delivery of the Corporation's strategic objectives.

PROGRAM SUMMARY (\$000s)	2025-26 ESTIMATE	Comparable		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Executive	1,209	1,407	1,407	1,419
Board of Directors	117	117	117	70
Total included in the Appropriation	1,326	1,524	1,524	1,489
Summary of Appropriation by Allotment				
Personnel	1,060	1,158	1,158	1,174
Other	266	366	366	315
Government Transfers	0	0	0	0
Total included in the Appropriation	1,326	1,524	1,524	1,489

YUKON HOUSING CORPORATION

CORPORATE SERVICES

- To provide leadership and support to the Corporation through the provision of corporate legislation, policy and communication, planning and evaluation, financial management, loan and grant delivery, risk management, human resources, information technology and management, and decision support services.
- To work with partners to develop a shared understanding of Yukoners' housing needs and coordinate resources to create responsive housing solutions.
- To provide a variety of loans and grants to eligible homeowners to buy or build new homes, repair or upgrade existing homes, improve energy efficiency or to address specific health and safety issues or other deficiencies in their homes.
- To support housing developments for our vulnerable tenants through innovative housing solutions, programs and design options that promote social connection and enhance community wellbeing.
- To assist and/or partner with the private sector and communities to respond to the emerging housing needs of Yukon residents.
- To provide education and technical assistance to eligible Yukon residents to build, renovate or repair their homes.

PROGRAM SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL

Amounts included in the Appropriation

Operation and Maintenance (Vote 18-1)

Finance and Risk Management	3,071	3,055	3,055	2,241
Human Resources	460	455	455	516
Policy and Communications	1,211	1,035	1,035	1,430
Information Management and Technology	612	612	612	660
	5,354	5,157	5,157	4,847

YUKON HOUSING CORPORATION

**CORPORATE SERVICES
(Cont'd)**

PROGRAM SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Capital (Vote 18-2)				
Developer Loan	1,000	4,432	3,632	1,139
Home Repair Loan/Program	1,000	1,000	1,000	465
Housing Initiatives Fund	3,000	6,470	4,843	3,389
Municipal Matching Rental Construction	500	500	500	115
Yukoner First Home Program	1,000	0	0	0
Information Technology-Capital	50	50	50	509
Permanent Affordable Housing				
Rapid Housing Initiative #3	2,000	3,000	3,000	0
Safe at Home Society	900	6,000	6,000	0
Community Housing Development	1,000	500	0	3,641
Prior Years' Projects	0	725	1,525	6,151
	10,450	22,677	20,550	15,409
Total included in the Appropriation	15,804	27,834	25,707	20,256
Summary of Appropriation by Allotment				
Personnel	3,550	3,453	3,453	3,380
Other	3,683	6,715	6,715	3,802
Government Transfers	8,571	17,666	15,539	13,074
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	15,804	27,834	25,707	20,256

YUKON HOUSING CORPORATION

OPERATIONAL SERVICES

- To provide leadership and support to the Corporation's operational branches through the general maintenance of the Corporation's housing stock, building renovations and new construction in Whitehorse and the communities.
- To provide residents who are in need of subsidized housing with affordable, suitable and accessible rental units and necessary support to maintain stable housing.
- To provide housing rental units for Government of Yukon employees in Yukon communities.

PROGRAM SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Capital Development and Maintenance	7,027	6,718	6,478	6,730
Tenancy Supports	11,654	10,880	10,880	10,101
	18,681	17,598	17,358	16,831
Capital (Vote 18-2)				
Northern Housing Fund	500	500	500	500
Northern Carve Out	38,364	24,582	24,582	6,920
Renovation and Rehabilitation	3,000	2,600	2,000	5,689
Teslin Six-plex	541	0	0	0
Burwash Duplex	1,330	0	0	0
Canada Yukon Housing Benefit	1,328	1,241	1,241	1,805
Canada Yukon Housing Benefit - Gender-Based Violence	2,114	2,072	2,072	0
Prior Years' Projects	0	0	2,727	2,329
	47,177	30,995	33,122	17,243
Total included in the Appropriation	65,858	48,593	50,480	34,074

YUKON HOUSING CORPORATION

**OPERATIONAL SERVICES
(Cont'd)**

PROGRAM SUMMARY (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Summary of Appropriation by Allotment				
Personnel	4,487	4,446	4,446	4,033
Other	16,892	15,950	15,110	18,854
Government Transfers	4,244	3,615	3,615	2,329
Tangible Capital Assets	40,235	24,582	27,309	8,858
Total included in the Appropriation	65,858	48,593	50,480	34,074

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2025-26 ESTIMATE	Comparable		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
TAXES AND GENERAL REVENUES				
Rent	8,640	8,193	8,193	8,526
Interest	1,568	1,224	1,224	1,654
Total Taxes and General Revenues	10,208	9,417	9,417	10,180
THIRD-PARTY RECOVERIES				
Operation and Maintenance				
Corporate Services				
Prior Years' Recoveries	0	0	0	235
Operational Services				
City of Whitehorse				
- Social Housing Cost Recoveries	20	20	20	20
Former Tenant Damage Recoveries	60	60	60	53
	80	80	80	308
Capital				
Corporate Services				
Prior Years' Recoveries	0	0	0	718
	0	0	0	718
Total Third-Party Recoveries	80	80	80	1,026

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2025-26 ESTIMATE	Comparable		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
RECOVERIES FROM CANADA				
Operation and Maintenance				
Corporate Services				
Prior Years' Recoveries	0	0	0	247
Operational Services				
Canada Mortgage and Housing Corporation - Social Housing Agreement	2,250	2,754	2,754	3,029
Prior Years' Recoveries	0	0	0	13
	2,250	2,754	2,754	3,289
Capital				
Corporate Services				
Canada Mortgage and Housing Corporation - Permanent Affordable Housing - Rapid Housing Initiative #3	2,000	3,000	3,000	0
Prior Years' Recoveries	0	1,925	25	0
Operational Services				
Canada Mortgage and Housing Corporation - Canada Yukon Housing Benefit	1,328	1,241	1,241	2,183
- Canada Yukon Housing Benefit - Gender-Based Violence	1,057	1,036	1,036	0
- Northern Housing Fund	2,400	500	2,400	2,400
- Provincial Territorial Priorities	762	827	827	895
- Canada Community Housing Initiative	1,641	1,126	1,126	801
- Northern Carve Out	9,211	7,064	7,064	2,202
- Co-Investment Fund	750	0	0	0
Prior Years' Recoveries	0	500	0	0
	19,149	17,219	16,719	8,481
Total Recoveries from Canada	21,399	19,973	19,473	11,770
TOTAL REVENUES	31,687	29,470	28,970	22,976

YUKON HOUSING CORPORATION

LOANS (\$000s)	2025-26 ESTIMATE	Comparable		2023-24 ACTUAL
		2024-25 FORECAST	2024-25 ESTIMATE	
LOAN PROGRAMS				
Capital				
Corporate Services				
Home Repair Loan/Program	330	330	330	67
Yukoner First Home Program	1,000	0	0	0
Developer Loan	1,000	4,432	3,632	1,139
Prior Years' Loan/Program	0	700	1,500	1,035
TOTAL LOANS	2,330	5,462	5,462	2,241

YUKON HOUSING CORPORATION

GOVERNMENT TRANSFERS (\$000s)	2025-26 ESTIMATE	Comparable		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
OTHER TRANSFER PAYMENTS				
Operation and Maintenance				
Corporate Services				
Non-Governmental Organization				
Partnerships	351	351	351	415
Our Clean Future	150	150	150	0
Operational Services				
Non-Governmental Organization				
Partnerships	302	302	302	524
	803	803	803	939
Capital				
Corporate Services				
Home Repair Loan/Program	670	670	670	398
Municipal Matching Rental Construction	500	500	500	115
Housing Initiatives Fund	3,000	6,470	4,843	3,389
Community Housing Development	1,000	500	0	3,641
Permanent Affordable Housing				
- Rapid Housing Initiative #3	2,000	3,000	3,000	0
Safe at Home Society	900	6,000	6,000	0
Prior Years' Other Transfer Payments	0	25	25	5,116
Operational Services				
Canada Yukon Housing Benefit	1,328	1,241	1,241	1,805
Canada Yukon Housing Benefit				
- Gender-Based Violence	2,114	2,072	2,072	0
Northern Housing Fund	500	0	0	0
	12,012	20,478	18,351	14,464
TOTAL GOVERNMENT TRANSFERS	12,815	21,281	19,154	15,403

YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2025-26 ESTIMATE	Comparable		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Beginning of the Year				
Cost of Tangible Capital Assets in Service	209,997	189,533	193,058	186,915
Accumulated Amortization	(84,150)	(79,550)	(79,985)	(75,906)
Work-in-Progress	12,468	8,350	11,012	3,746
Net Book Value	138,315	118,333	124,085	114,755
Changes during the Year				
Cost of Tangible Capital Assets				
Capital Acquisitions	1,330	13,410	9,557	2,185
Work-in-Progress put in Service during Year	0	7,054	5,500	2,021
ARO ⁽¹⁾ Asset change in Estimate	0	0	0	(394)
Write-downs	0	0	0	(28)
Disposals	0	0	0	(1,166)
Accumulated Amortization				
Amortization Expense	(5,250)	(4,600)	(4,600)	(4,810)
Disposals	0	0	0	1,166
Work-in-Progress				
Capital Acquisitions	38,905	11,172	17,752	6,673
Work-in-Progress put in Service during Year	0	(7,054)	(5,500)	(2,021)
Write-downs	0	0	0	(48)
End of the Year				
Cost of Tangible Capital Assets in Service	211,327	209,997	208,115	189,533
Accumulated Amortization	(89,400)	(84,150)	(84,585)	(79,550)
Net Book Value	121,927	125,847	123,530	109,983
Work-in-Progress	51,373	12,468	23,264	8,350
Total Net Book Value and Work-in-Progress	173,300	138,315	146,794	118,333

⁽¹⁾ Asset Retirement Obligation

YUKON HOUSING CORPORATION

**ASSET RETIREMENT OBLIGATION
LIABILITIES AND EXPENSES**

SUPPLEMENTARY INFORMATION

ASSET RETIREMENT OBLIGATION LIABILITY AND EXPENSES (\$000s)	2025-26 ESTIMATE	<i>Comparable</i>		
		2024-25 FORECAST	2024-25 ESTIMATE	2023-24 ACTUAL
Asset Retirement Obligation Liability, beginning of the year	9,249	8,992	9,869	9,962
Increase in Liabilities				
Accretion	456	257	257	299
Less:				
Asset Retirement Activities Performed	0	0	0	302
Change in Estimate	0	0	0	967
Asset Retirement Obligation Liability, end of the year	9,705	9,249	10,126	8,992